

RDMD/Planning and Development Services

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DATE: June 23, 2005

TO: Orange County Zoning Administrator

FROM: RDMD/PDS/Land Use Planning

SUBJECT: Public Hearing on Planning Application PA05-0017 for a Use Permit

PROPOSAL: The applicant proposes a vehicle display parking/storage lot for an existing automobile dealership.

LOCATION: The project site is located in the unincorporated community of Midway City at the intersection of Bishop Avenue and Jackson Street. The project addresses are 8081 Bishop Avenue and 15221 & 15231 Jackson Street. First Supervisorial District.

APPLICANT: Elmore Toyota, property owner
John Borden, Vertical Construction, Inc, agent

STAFF Yosh Kawasaki, Project Manager

CONTACT: Phone: (714) 834-4389 FAX: (714) 667-8344

SYNOPSIS: PDS/Current and Advance Planning Services recommends Zoning Administrator approval of PA05-0017 subject to the attached Findings and Conditions of Approval.

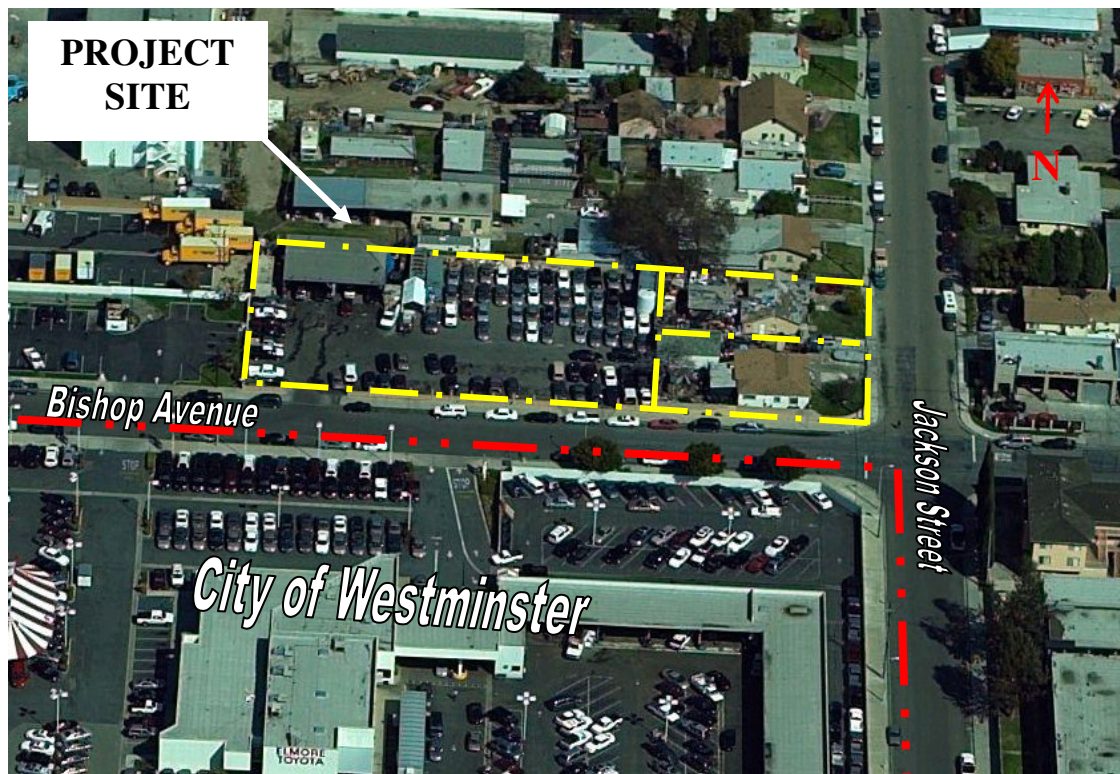
BACKGROUND:

The project is in the unincorporated area of the County known as Midway City. The property at 8081 Bishop Avenue is zoned C2 "General Business" and serves an existing use as a vehicle parking/storage area to support the main Elmore Toyota automobile sales facilities directly south of the project site within the City of Westminster. The two adjacent residential properties at 15221 and 15231 Jackson Street are also zoned C2 "General Business" and currently contain a single family residential building on each lot. Originally the three parcels were Lot 28 of Tract 627 that was subsequently subdivided into 3 separate lots by parcel map PM 51-20 in 1973. Demolition permits DM050021 and DM050022, were issued on 3/7/2005, for the 2 properties on Jackson Street, in preparation for the expansion of the parking area.

SI020076 was issued for a zoning code violation for the 8081 Bishop Avenue property for unpermitted structures and setback issues. The structures were demolished under demolition permit DM050023 and the case was closed.

SURROUNDING LAND USE:

Direction	Land Use Designation	Existing Land Use
Project Site	C2 “General Business” District	Vehicle parking / storage area Residential SFD (demolished)
North	C2 “General Business” District	Automotive repair facility / Residential
South	City of Westminster	Elmore Toyota, automobile sales facility
East	C2 “General Business” District	Automotive repair facility
West	C2 “General Business” District	Fast food restaurant/Truck rental

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to other County Divisions, the City of Westminster and the Midway City Chamber of Commerce.

As of the writing of this staff report, no written comments from other County Divisions raising issues with the project have been received by staff. The City of Westminster or Midway City Chamber of Commerce did not offer comments.

CEQA COMPLIANCE:

Negative Declaration No. PA 050017 has been prepared and was posted for public review on April 29, 2005. This is attached for your consideration and must be approved prior to project approval with a finding that it is adequate to satisfy the requirements of CEQA. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

The applicant proposes to demolish the dwelling units located at 15221 and 15231 Jackson Street and to consolidate the lots with the Bishop Street lot as part of the expansion of their existing automotive parking/storage area which supports their automobile sales operation south of the project.

The County Zoning Code states that C2 “General Commercial” District is established to provide for the development and maintenance of high intensity commercial uses which serve the local community. Zoning Code Section 7-9-85.3(a)(14) permits the land use for the storage of automobiles, trucks and other vehicles with an approved Use Permit. The current vehicle storage lot is approximately 24,900 square feet, the addition of the two lots would expand the storage area 12,000 square feet to a total of approximately 37,300 square feet.

As stated earlier the main Elmore Toyota automotive sales and service facility is directly south of the project, with automotive repair type businesses directly north and east of the project. A truck rental and drive thru fast food restaurant is located to the west. The vehicle storage lot is compatible with the existing uses in the area.

Staff concludes that a vehicle storage lot to support the dealership is consistent with applicable zoning and is compatible with commercial activities in the area.

RECOMMENDED ACTION:

PDS/Current and Advance Planning Services recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and
- b. Approve Planning Application PA05-0017 for Use Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

signature on file

Charles M. Shoemaker, Chief
PDS/LUP/Current and Advance Planning

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

- 1. Applicant's Letter of Explanation
- 2. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Orange County Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.